092.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,600 / 660,600
					USE VALUE:	660,600 / 660,600
					ASSESSED:	660,600 / 660,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROTH JOSHUA
Owner 2:	ROONEY MAURA
Owner 3:	
Street 1:	110 HEMLOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RAMOS WILLIAM & SHIRLEY M -
Owner 2:	-
Street 1:	110 HEMLOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,905 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1752 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3905.000	284,600		376,000	660,600
Total Card	0.090	284,600		376,000	660,600
Total Parcel	0.090	284,600		376,000	660,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.05 | /Parcel: 377.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 59616
GIS Ref
GIS Ref
Insp Date 10/18/18

!7520!

PREVIOUS ASSESSMENT

Parcel ID 092.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	284,600	0	3,905.	376,000	660,600	660,600	Year End Roll	12/18/2019
2019	101	FV	231,900	0	3,905.	381,400	613,300	613,300	Year End Roll	1/3/2019
2018	101	FV	226,600	0	3,905.	284,700	511,300	511,300	Year End Roll	12/20/2017
2017	101	FV	204,300	0	3,905.	257,800	462,100	462,100	Year End Roll	1/3/2017
2016	101	FV	204,300	0	3,905.	247,100	451,400	451,400	Year End	1/4/2016
2015	101	FV	191,000	0	3,905.	209,500	400,500	400,500	Year End Roll	12/11/2014
2014	101	FV	191,000	0	3,905.	198,700	389,700	389,700	Year End Roll	12/16/2013
2013	101	FV	191,000	0	3,905.	189,100	380,100	380,100		12/13/2012

PRINT

Date	Time
12/10/20	22:08:55

LAST REV

Date	Time
06/25/19	14:44:27

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7520

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAMOS WILLIAM &	31960-447		10/26/2000		319,900	No	No	4	
	10424-457		12/17/1963			No	No		N

USER DEFINED

Prior Id # 1:	59616
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2017	999	Redo Bat	33,339	C				
9/2/2016	2128	Addition	85,000	O				12X11 ADD + KITCHE
9/15/2015	1331	Porch	27,940		9/15/2015			Remove and replace
6/16/2004	509	Manual	2,000	O				reshingle right si

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2018	Meas/Inspect	DGM	D Mann
10/16/2018	MEAS&NOTICE	CC	Chris C
12/4/2008	Meas/Inspect	336	PATRIOT
1/26/2001	MLS	MM	Mary M
3/31/2000	Inspected	276	PATRIOT
1/25/2000	Measured	276	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3905		Sq. Ft.	Site		0	70.	1.38	5									376,004						376,000	

Total AC/HA: 0.08965 | Total SF/SM: 3905 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 376,004 | Spl Credit | Total: 376,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	143.168
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319084
Depreciation:	34461
Depreciated Total:	284623

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 3			Baths: 1				HB		

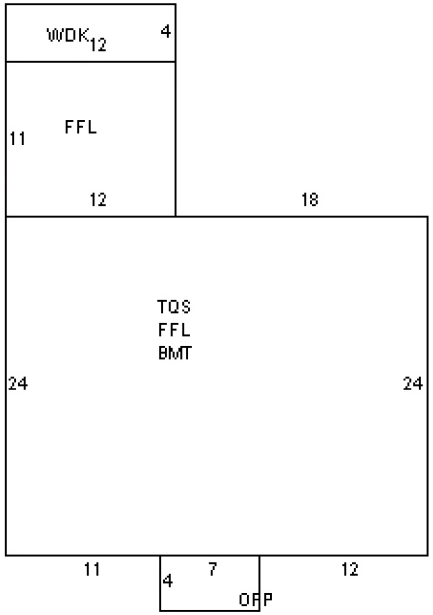
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	143.17
Special Features:	0	Val/Su Net:	130.07
Final Total:	284600	Val/Su SzAd	204.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	852	143.170	121,979
BMT	Basement	720	56.910	40,975
TQS	3/4 Story	540	143.170	77,310
WDK	Deck	48	16.160	776
OFP	Open Porch	28	44.440	1,244

Net Sketched Area:	2,188			Total:	242,284
Size Ad	1392	Gross Are	2368	FinArea	1752

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: